

June 12, 1987.

Mr. Bernard W. Cochran, Sr.  
Earleville, Md. 21919

Dear Mr. Cochran:

Enclosed are copies of the plat of my survey of your property near Newtown. The mylar copies will be required if you intend to record this in the Kent County land records.

This survey was something of a can of worms. Your description had a closure error of over 70', and it did not fit too well with what descriptions of adjacent properties that I could find. The lines adjacent to Andelot had been surveyed in the early sixties. Although it has seven lines where your description calls for only two, there is very little difference between the two, and I observed the Andelot lines. The problem was one of finding their corners. None had anything to show where they were, and those in the ravine were silted over. Lines 11 through 14 presented no great problem. Lines 15 through 17 generally follow the center of a valley, and they represent a reconciliation of your description and a recent survey of the George Hynson lot. Lines 1-3 probably were supposed to follow a stream. Line 1 does. Lines 2 and 3 had to be based strictly on your description because most of that valley is flooded out by what appears to be a beaver dam. In short, this is the best that I can do.

I am sorry that I took so long to complete this survey. If you have any questions, please give me a call.

Sincerely yours,

DESCRIPTION OF THE BERNARD W. COCHRAN, SR. LANDS,  
THIRD DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point in the center of St. James - Newtown Road where a culvert crosses said road, said point being the southeast corner of the herein described lands and the northeast corner of the lands of Rosa Jones; and running, thence, by and with said Jones lands, generally following the center of a stream, N 64 26 20 W - 344.00'; thence, still by and with said Jones lands and with the lands of George Hynson and of Lawrence M. Ricketts, III S 73 03 40 W - 698.00' and S 73 53 40 W - 901.46' to an iron pipe in a marsh; thence, N 11 55 10 E - ~~250~~.37' to a concrete monument and the lands of Louisa Copeland Duemling; thence, by and with said Duemling lands the seven following courses and distances: (1) N 11 55 10 E - 237.38' to a concrete monument, (2) N 14 01 50 E - 85.29' to an iron pipe, (3) N 17 50 40 E - 102.30' to an iron pipe, (4) N 05 28 40 E - 108.39' to a concrete monument, (5) N 17 45 00 E - 245.70' to a concrete monument, (6) N 14 48 E - 197.08' to an iron pipe, and (7) N 17 42 E - 485.85' to a large stone and the lands of Lincoln County Land & Cattle Co.; thence, by and with said lands N 87 36 50 E - 599.17' to an iron pipe and the lands of Benjamin Lively; thence, by and with said Lively lands S 09 26 10 W - 390.30' to an iron pipe; thence, still by and with said Benjamin Lively lands and with the lands of Anthony Lively and J. T. Phillips S 79 18 50 E - 401.50' to an iron pipe and the lands of Charles E. Lively; thence, by and with said lands S 82 48 50 E - 278.40' to an iron pipe and the lands of Debra Burgess; thence, by and with said Burgess lands S 10 44 50 E - 182.37' to an iron pipe and the lands of George A. Hynson; thence, by and with said Hynson lands S 02 39 30 E - 333.88' to an iron pipe and the lands of Arlington Phillips; thence, by and with said Phillips lands S 13 55 30 W - 143.37' to an iron pipe, S 64 57 30 E - 224.01' to an iron pipe and S 64 57 30 E - 25.09' to the centerline of St. James - Newtown Road; thence, by and with the center of said road S 20 17 30 W - 90.00' to the place of beginning. Containing in all 39.466 acres of land, more or less.

Subject to the right-of-way of St. James - Newtown Road.

June 4, 1988.

William R. Nuttle.

Cochran EHP 209/313

Begin stone at NE cor. herein on line of lands of Castelle  
and cor. of Sarah Freeman

w/ Freeman  $N83^{\circ}30'E - 601$  ✓

w/ Ben Lively & Thos. Buckner  $S06^{\circ}W - 390.3$  ✓

$S82^{\circ}45'E - 401.5$  ✓

w/ Alexander Comegys  $S86^{\circ}15'E - 278.4$  ✓

w/ Eli Hymson & others  $S03^{\circ}45'E - 579$  ✓

$S75^{\circ}30'E - 40$  ✓

$S11^{\circ}15'W - 177$  ✓

w/ John Ward  $S71^{\circ}15'E - 250$  ✓ to & pub rd.

w/ s  $S14^{\circ}W - 90$  ✓ to & stream

w/ stream ①  $N68^{\circ}50'W - 344$  ✓

②  $S68^{\circ}40'W - 698$  ✓

③  $S69^{\circ}30'W - 915$  ✓ to Castelle

w/ s  $N09^{\circ}E - 880$  ✓

$N13^{\circ}15'E - 850$  to begin

41.54 acres

PLOTTED  
1" = 660

E.C. -  $S04^{\circ}50'53"W$   
71.94

Phillips EHP 63/306

tax sale - 1 acre near Pender Cor. assessed to James H. Brown  
see APR 4/468, also Chancery Cause 6056

Hymson EHP 120/149

Begin & pub rd. at SE cor. Lady Phillips

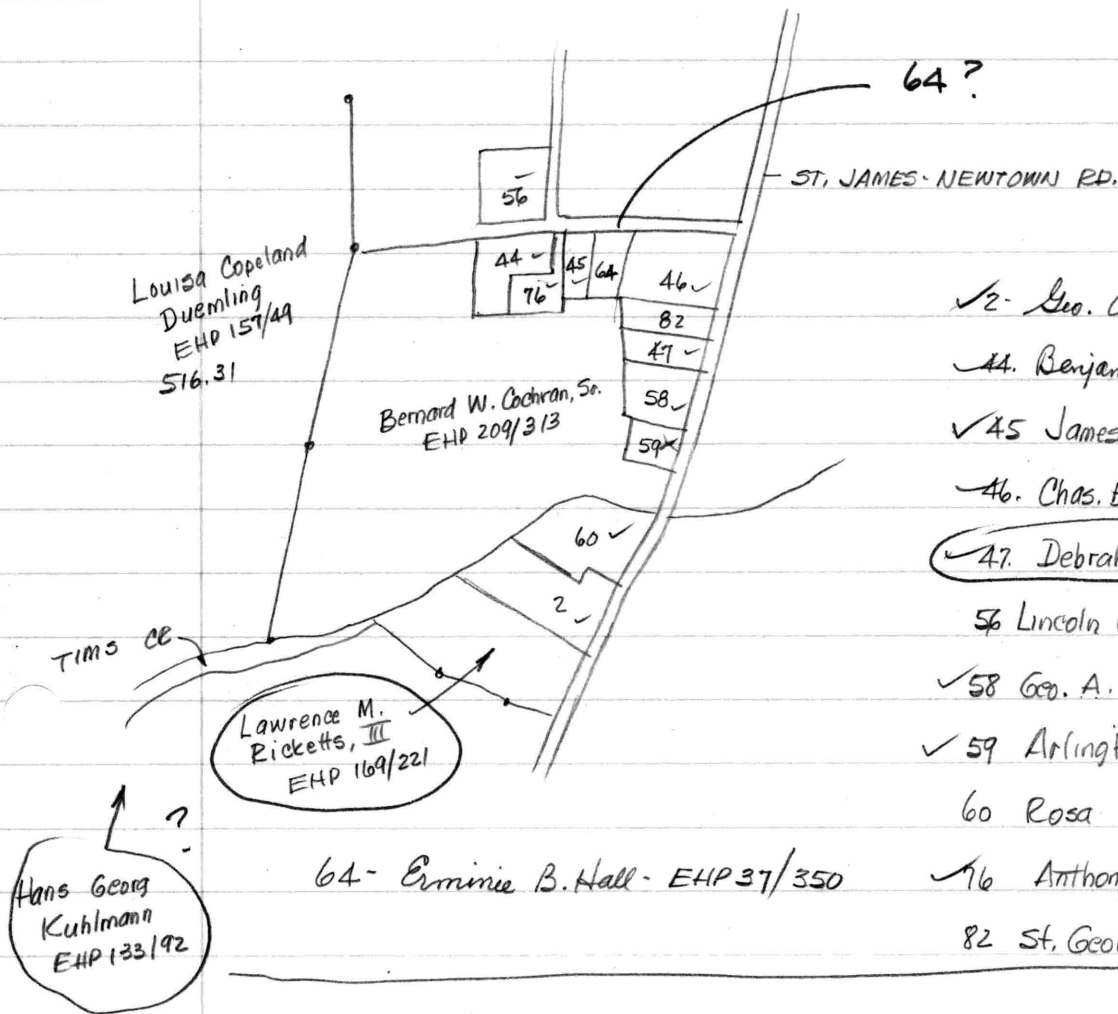
w/ Phillips W dir. to SW cor. in ravine

w/ & ravine S dir. to give 2 acres

parallel to 1<sup>st</sup> line

w/ rd. to begin

MAP 19



64?

ST. JAMES - NEWTOWN RD.

Louisa Copeland  
Duemling  
EHP 157/49  
516.31

Bernard W. Cochran, Sr.  
EHP 209/313

Lawrence M.  
Ricketts, III  
EHP 169/221

Hans Georg  
Kuhlmann  
EHP 133/92

✓ 2- Geo. A. Hynson WHG 46/476

✓ 44. Benjamin Lively APE 2/151

✓ 45 James T. Phillips EHP 50/102

✓ 46. Chas. E. Lively WHG 61/114

✓ 47. Debrah Burgess EHP 173/213

56 Lincoln Co. Land & Cattle Co. - EHP 89/275

✓ 58 Geo. A. Hynson - EHP 120/149

✓ 59 Arlington Phillips - EHP 63/306

60 Rosa Jones

✓ 16 Anthony B. Lively EHP 163/255

82 St. George Meth. Ch.

64- Erminie B. Hall - EHP 37/350

Duemling - EHP 157/49

Tract 2, Parcel 1

Begin E ad opp large stone

S41°20'W - 30.2

S41°W - 36.8

S12°W - 60

S10°W - 12

S12¾°W - 14.8

S01°W - 6.6

S13°W - 6.2

S09°W - 5.16

S07°W - 14.4 to marsh

S64½°W - 36 to home farm

w/rd. S36½°E - 110

S62¼°E - 22 to begin

Burgess - EHP 173/213 - same description as Irene Brown  
1 acre ± adjoining church

Ricketts - EHP 169/221

12 acres

Being EHP 35/95

APR 2/151

JTD 5/131 - no descrip

Hall - EHP 37/350 wrong lot

Kuhlmann - EHP 133/92

--- N 36° E · 125 to Benj. Lively

w/s S 45° 45' E · 300

S 54° E · 416

S 55° 45' E · 521 to Q. Ad.

w/s N 27° E · 373 to Susie Reeb

w/s S 60<sup>3</sup>/<sub>4</sub>° E · 659

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Phillips EHP 50/102

Begin stone @ rd.

w/ Lively 505'  $\frac{1}{2}$  W - 26.96 p. <sup>444.84</sup>

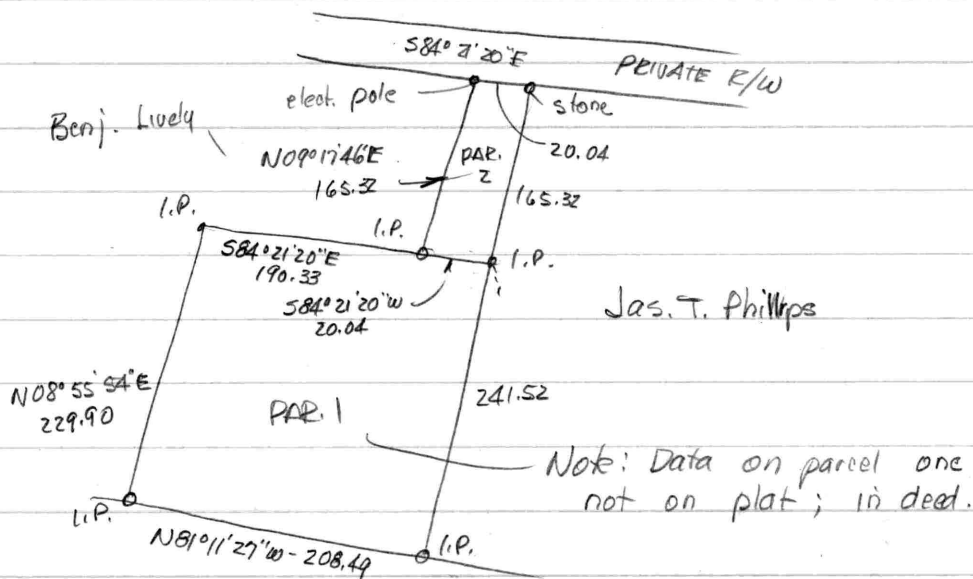
N 84'  $\frac{1}{2}$  W - 7.52 to Ben. Lively <sup>124.08</sup>

w/s N 05'  $\frac{1}{2}$  E - 26.24 to @ rd.

w/s N 89'  $\frac{1}{2}$  E - 7.56 to begin

Lively EHP 163/255

McCrone survey 1975 - EHP 62/509



Parcel 1 Begin I.P. on div. line between Benj. Lively and Jas. T. Phillips etc

Lively APR 2 / 151 - 12 acres on W side of rd. from Hanesville to Lorton Point

Lincoln County etc. EHP 80/275

29 tax sale lots

Burgess EHP 173/213

1 acre on rd, adjoining Worton Point Church  
Being EHP 5/807

Lively WHG 61/114

Parcel 1 Begin @ pub rd where it intersects road leading westerly  
w/ rd.  $S 11\frac{1}{4}^{\circ} W - 242.22$  to St. George Ch.

w/s  $N 78\frac{3}{4}^{\circ} W - 417.78$  to stone

w/ Parcel 2  $N 19^{\circ} E - 192.72$  to road.

w/s  $S 86\frac{1}{2}^{\circ} E - 396$  to begin in @ rd.

Parcel 2 Begin NW cor. Parcel 1 at stone on S side of rd.

w/ Parcel 1  $S 06^{\circ} 55' W - 175 \pm$  to stone at cor church

w/ ch.  $S 10^{\circ} W - 173$  to Cassidreen Smith

w/s  $N 86\frac{3}{4}^{\circ} W - 323$  to post @ Phillip's

w/s  $N 07^{\circ} E - 348$  to S side of rd.

$S 86\frac{3}{4}^{\circ} E - 331$  to begin

Richetts - EHP 169/221

12 acres on W side of road

see EHP 35/95

Lynson WHG 46/476

Begin SE cor. in @ rd. 16.5 from stone on NW side of rd.

w/ rd.  $N 25^{\circ} 30' E - 285$

w/ Chillymon  $N 58^{\circ} 15' W - 163$  to stone

$S 33^{\circ} 30' W - 67$  " "

$N 56^{\circ} 30' W - 560$  to stream

w/ branch  $S 66^{\circ} W - 257$

w/ Lively  $S 57^{\circ} E - 902$  to begin

NO.	BEARING	DIST.
1	N 64° 26' 20" W	344.00'
2	S 73° 03' 40" W	698.00'
3	S 73° 53' 40" W	901.46'
4	N 11° 55' 10" E	450.75'
5	N 14° 01' 50" E	85.29'
6	N 17° 50' 40" E	102.30'
7	N 05° 28' 40" E	108.39'
8	N 17° 45' 00" E	245.70'
9	N 14° 48' 00" E	197.08'
10	N 17° 42' 00" E	485.85'
11	N 87° 36' 50" E	599.17'
12	S 09° 26' 10" W	390.30'
13	S 79° 18' 50" E	401.50'
14	S 82° 48' 50" E	278.40'
15	S 10° 44' 50" E	182.37'
16	S 02° 39' 30" E	333.88'
17	S 13° 55' 30" W	143.37'
18	S 64° 57' 30" E	250.00'
19	S 20° 17' 30" W	90.00'

LOUISA COPELAND DUEMLING  
"ANDELOT"

HANS G. KUHLMANN

LAWRENCE M. RICKETTS, III

LINCOLN COUNTY LAND  
& CATTLE CO.

BENJAMIN  
LIVELY

ANTHONY  
LIVELY

J.T.  
PHILLIPS

CHAS. E. LIVELY

ST. GEORGE  
METH. CHURCH

DEBRA  
BURGESS

GEORGE A.  
HYNSON

ARLINGTON PHILLIPS

ROSA JONES

GEO. A.  
HYNSON



William R. Nuttle

PLAT OF A SURVEY OF THE  
BERNARD W. COCHRAN, SR. LANDS

3<sup>RD</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=200'

June 1987.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

I.P. = iron pipe  
C.M. = concrete monument found

